
Z-2611
FOOD FINDERS FOOD BANK, INC.
R1U TO NBU

STAFF REPORT
May 14, 2015

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner, with consent of the owner and represented by attorney Daniel Teder, is requesting NBU zoning for nearly all of a city block bounded by North 9th Street, 10th Street, Roberts and Heath Streets, more specifically 1205 N. 9th and 1210 N. 10th Street, in Lafayette, Fairfield 21 (NW) 23-4. The proposed use is a Food Finders Food Bank operation that is meant to accompany the petitioner's recently rezoned site on 1204 Greenbush Street.

ZONING HISTORY AND AREA ZONING PATTERNS:

The subject property is located near the northern edge of the Lincoln Neighborhood. I2 zoning is found to the west, R2U zoning is found to the south and east and R1U zoning is found to the north. Recent rezone requests in the vicinity within the last few years include: Z-2603 (Food Finders Food Bank, Inc. R2 to NBU) approved in March of 2015, Z-2576 (Indiana University Health R3 to MRU) approved in 2014 and Z-2503 (St. Anthony Health Care R2 to MR) approved in 2012.

AREA LAND USE PATTERNS:

Presently occupied by Lafayette Interior Fashions and formerly the site of Lafayette Venetian Blind, the subject property has a long history of non-conforming commercial and light industrial uses despite its residential zoning. Apart from the existing non-residential building on the east half of the block and its parking lot on the west half, a lone single family home (on the block but not part of the rezone area) remains on the northwest corner of the block. Single and two-family residential uses are found to the south and east. Immediately north of the block, single family residential uses are found with the Greenbush Cemetery just beyond them to the north. The TRW Automotive Facility is located to the west of the subject property.

TRAFFIC AND TRANSPORTATION:

The subject property is bounded by N. 9th Street to the west (an urban primary arterial according to the *Thoroughfare Plan*), Roberts Street to the north, N. 10th Street to the east and Heath Street to the south (all urban local roads according to the *Thoroughfare Plan*). A public alley bisects the block, running from north to south.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

The site is served by city utilities.

STAFF COMMENTS:

For the past twenty years, the Lincoln Neighborhood's development has been guided by the *Lincoln Neighborhood Amendment to the Comprehensive Plan of Tippecanoe County* (adopted 1995). Concerning the subject property, it states:

"Industrial land uses are to be limited to two locations: the sites currently occupied by TRW and the Coke plant. The old Venetian Blind site east of 9th Street is to be absorbed into the residential fabric of the community."

Since this plan amendment's adoption, this recommendation has not materialized. In fact, the non-conforming commercial and light industrial use of the subject property has continued to the present day. This long land use history combined with the site's location, surrounded by a mix of residential and non-residential uses, lends support for this rezone petition, in spite of the plan amendment's recommendation. Simply put: twenty years is a long time to allow a land use recommendation to take shape and when it doesn't, after a significant length of time has passed, the plan should be reevaluated and the neighborhood's vision reconsidered.

Permitting NBU zoning on this site will allow it to be used non-residentially as it has been for many years without the encumbrance of non-conforming use status. Moreover, in a redevelopment scenario, the mixed-use option allowed by the NBU zone would actually be an appropriate addition to an already well-established mixed-use, mixed-density urban neighborhood.

STAFF RECOMMENDATION:

Approval